

Minutes: Leesburg Planning Commission September 20, 2001

The Leesburg Planning Commission met on Thursday, September 20, 2001 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Lee Phillips, Randy Hodgson, Nick Colonna and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

ROLL CALL:

Present: Chairman Vaughan
Vice-Chairman Cable
Commissioner Kennedy
Commissioner Minchew
Commissioner Werner
Commissioner Zawacki
Commissioner Schonberger

Absent: Councilmember Umstattd

ADOPTION OF AGENDA:

Vice-Chairman Cable asked why the Commission is having a briefing on the Leesburg Office Building since it would come to the Commission as a Preliminary/Final Development Plan. Mr. Phillips explained that the Commission had requested that it be brought before the Commission prior to the project coming to closure.

Commissioner Schonberger made a motion to adopt the agenda as presented.

Motion: Schonberger
Second: Werner
Carried: 7-0

ADOPTION OF MINUTES:

None

CHAIRMAN'S STATEMENT

Chairman Vaughan announced that the petitioners would have five minutes in which to address the Commission. He also announced that the speakers for the public hearing item would have five minutes to speak as well.

REMARKS BY PETITIONERS

None

PUBLIC HEARINGS:

ADMINISTRATIVE APPROVALS FOR PRELIMINARY PLATS AND PLANS

– Lee Phillips, Interim Director of Planning, Zoning and Development. Mr. Phillips came forward to explain the application. Mr. Phillips stated that he would like to look over the final language and bring it back before the Commission at a later meeting.

No one from the public came forward to speak regarding this item.

Mr. Zawacki asked if this would affect cluster development. Mr. Phillips stated that right now the final authority lies with the Town Council. He recommended that the Planning Commission have a few work sessions to go over this and refine certain sections.

Chairman Vaughan asked when the Commission would like to schedule the worksession to discuss this item. The Commission decided to hold a worksession at 6:00 p.m. on October 4, 2001 prior to the regularly scheduled meeting.

SUBDIVISION AND LAND DEVELOPMENT:

None

ZONING:

None

COMPREHENSIVE PLANNING:

PREVIEW – REZONING ZM-2001-02 - TAVISTOCK FARMS – Randy Hodgson, Chief of Comprehensive Planning.

Mr. Hodgson gave a brief overview of this project.

Vice Chairman Cable asked if this development could be a little more flexible in their setback lines. Mr. Hodgson stated that because it is zoned PRN it is more flexible. He stated that the townhouses back up to common area and not to other single-family or townhomes.

Vice Chairman Cable asked if staff looked at the detail on plans, specifically when there is a set of doors leading outside with a bar across them because a deck cannot be

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built because of setback requirements. Mr. Phillips stated that in some of the R districts, the lots are not very deep so the structures are taking up the entire building footprint and in turn the homeowners cannot have a deck, they can only have stairs coming off of the doors. He stated that to give a heads up to the homeowners, staff has been requiring the developer to put notes on the final plat on the lots affected.

Chairman Vaughan asked if the Town could have the developer make sure that the project is marketed with no decks. Mr. Phillips stated that the time to bring that up would be during the rewrite of the Zoning Ordinance.

Chairman Vaughan asked that this issue be sent to the Zoning Administrator to be included in the Zoning Ordinance update information.

Mr. Doug Fleming, representative for the applicant came forward to speak. Mr. Fleming stated that it was not their intention to build this development and then ask for forgiveness from the Commission on this issue. He stated that the developer inherited the plan.

Mr. Fleming stated that this is only a problem for two or three homeowners that have requested decks.

Commissioner Schonberger asked why a deck that is less than three feet in height could be built closer to the property line than a deck that is elevated three feet or higher. Mr. Hodgson stated that he believes it is because a deck that is ground level would be similar to a patio and not a deck.

Mr. Hodgson indicated that this item would be brought back to the Planning Commission on October 4, 2001 for a public hearing.

COUNCIL REPRESENTATIVE'S REPORT:

None

STAFF AND COMMITTEE REPORTS:

None

OLD AND NEW BUSINESS:

A. LEESBURG PLAZA OFFICE BUILDING – Nick Colonna, Senior Planner

Mr. Colonna stated that the Planning Commission had requested that this item come before them as an information item and he would address some of the changes made to this project.

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Several of the Commissioners made some suggestions to be considered by staff when reviewing the plan.

Mr. Mark Dick, representative for the applicant came forward to speak. Mr. Dick gave the Planning Commission some additional information regarding this application.

Mr. Dick stated that an arborist would be available at the meeting when this application comes back to the Planning Commission.

Chairman Vaughan asked how grandfathering would affect this application with the new Ordinance Amendments coming before the Commission and Council. Mr. Phillips stated that this application would not be affected by the Subdivision Ordinance Amendments discussed at tonight's public hearing. This plan would not likely be acted on by the Commission prior to the adoption of the Subdivision Ordinance Amendments.

B. NO ADVERSE IMPACT – MODULAR CLASSROOM ADDITIONS AT LEESBURG BAPTIST CHURCH – Delane Parks – Interim Chief of Current Planning

Mr. Phillips stated that these would be modular classrooms at the rear of the lot.

Commissioner Cable stated that she would suggest that the No Adverse Impact issue stop coming to the Commission. The Commission was in agreement.

ADJOURNMENT:

There being no further business the meeting adjourned at 8:45 p.m.